

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

July 17, 2014

1:00 P.M.
MINUTES

PRESENT

Martin Cabrera
Terry Peterson
Daniel Sih
Andrew Mooney
Smita Shah
Rebekah Scheinfeld
Patricia Scudiero
Linda Searl
Olga Camargo
George Migala
Euclid Walker
Alderman Joseph Moore
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Les Bond
Doris Holleb
Michael Kelly
Alderman Daniel S. Solis
Alderman Edward Burke
Alderman Ray Suarez
Bishop John R. Bryant

- I. The Vice-Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with ten members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on June 19, 2014.
- III. The Minutes of the May 15, 2014 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 3, under Adjacent Neighbors, items number 5 through 13 under Negotiated Sales, items number 14 and 15 under Sealed Bid, items numbered 16 through 23 under Acquisitions and Dispositions and item number 24 under Tax Increment Financing were approved by an omnibus vote of 10-0**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 7641 South Emerald Avenue. (14-062-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3031 West Warren Boulevard. (14-062-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5432 South Carpenter Street. (14-062-21)

Negotiated Sales

4. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1723 West Greenleaf Avenue. (14-057-21)

Deferred

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 916-18 East 43rd Street. (14-058-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3328 East 90th Street. (14-059-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7607 South Saginaw Avenue. (14-060-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3800-04 North Cicero Avenue. (14-063-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 8540 South Mackinaw Avenue. (14-064-21)
10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1746 North Francisco Avenue, 1917 North Keystone Avenue, 2415 North Harding Avenue, 1941 North Karlov Avenue. (14-067-21)
11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3931 South Wells Street. (14-068-21)
12. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4538 South Oakenwald Avenue. (14-069-21)
13. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 4536 South Prairie Avenue. (14-070-21)

Sealed Bid

14. A resolution recommending a proposed ordinance authorizing the sealed-bid sale of City-owned land for the property located at 6201-6223 South Ellis Avenue. (14-065-21)
15. A resolution recommending a proposed ordinance authorizing the sealed-bid sale of City-owned land for the property located at 6200 South Ellis Avenue. (14-066-21)

Acquisitions and Dispositions

16. A resolution to convey one city-owned parcel to Neighborspace for the development and ownership of the “1900-2100 Avers Block Club Garden” for the property located at

1900 South Avers/3839 West 19th Street. (14-053-21)

17. A resolution to convey five city-owned parcels to Neighborspace for the development and ownership of the “Lawndale Triangle Neighborhood Garden” for the property located at 4228-36 West Ogden Avenue. (14-054-21)
18. A resolution to convey one city-owned parcel to Neighborspace for the development and ownership and preservation of the “42nd Street Garden” for the property located at 4200 South Vincennes Avenue. (14-055-21)
19. A resolution to convey one city-owned parcel to Neighborspace for the development and ownership of the “Calumet Heights Community Association Garden” for the property located at 2638-42 East 93rd Street. (14-056-21)
20. A resolution to convey one city-owned parcel to Neighborspace for the development and ownership of the “Whipple Street Community Association Garden” for the property located at 1622 North Whipple Street. (14-072-21)
21. A resolution recommending a proposed ordinance authorizing the Acquisition of abandoned by owners residential properties through the Circuit Court of Cook County for the properties located at: 6542 South Peoria Street, 8004 South Dodson, 8215 South Maryland, 10729 South Champlain Avenue, 10601 South Champlain Avenue, 10724 South Langley Avenue, 10734 South Langley Avenue, 10728 South Langley Avenue, 10524 South Maryland Avenue, 10730 South Langley Avenue, 10529 South Corliss Avenue, 10723 South Cottage Grove, 10525 South Corliss Avenue, 10626 South Langley Avenue, 10726 South Langley Avenue, 10740 South Langley Avenue, 10432 South Maryland Avenue, 10434 South Maryland Avenue, 10525 South Corliss Avenue, 6400 South Peoria, 6422 South Green, 5451 South Sangamon, 7844 South Peoria, 6038 South Champlain Avenue, 6200 South Langley, 6408 South Langley, 6610 South St. Lawrence, 6420 South St. Lawrence, 6647 South St. Lawrence, 6224 South St. Lawrence, 413 East 60th Street, 707 North Central Park Avenue, 724-36 North Trumbull, 2113 North Lavergne, 2208 North Lavergne, 2219 North Laramie, 5341 West Ohio, 5216 West Ferdinand Street, 554 North Long Avenue, 619 North Lotus Avenue, 5333 West Ferdinand. (14-061-21)
22. A resolution recommending a proposed ordinance authorizing the disposition of City owned land to Private Homeowners and/or for-profit and/or non-profit Developers for redevelopment for the properties located at: 6542 South Peoria Street, 8004 South Dodson, 8215 South Maryland, 10729 South Champlain Avenue, 10601 South Champlain Avenue, 10724 South Langley Avenue, 10734 South Langley Avenue, 10728 South Langley Avenue, 10524 South Maryland Avenue, 10730 South Langley Avenue, 10529 South Corliss Avenue, 10723 South Cottage Grove, 10525 South Corliss Avenue, 10626 South Langley Avenue, 10726 South Langley Avenue, 10740 South Langley Avenue, 10432 South Maryland Avenue, 10434 South Maryland Avenue, 10525 South Corliss Avenue, 6400 South Peoria, 6422 South Green, 5451 South Sangamon, 7844 South Peoria, 6038 South Champlain Avenue, 6200 South Langley, 6408 South Langley, 6610 South St. Lawrence, 6420 South St. Lawrence, 6647 South St. Lawrence, 6224 South St. Lawrence, 413 East 60th Street, 707 North Central Park Avenue, 724-36 North Trumbull, 2113 North Lavergne, 2208 North Lavergne, 2219 North Laramie, 5341 West Ohio, 5216 West Ferdinand Street, 554 North Long Avenue, 619 North Lotus Avenue, 5333 West Ferdinand. (14-061-21)
23. A resolution recommending a proposed ordinance authorizing the disposition of City

owned land to St. Edmunds Redevelopment Corporation for construction of a new 34 unit affordable rental apartment building for senior citizens for the property located at 6151 South Michigan Avenue. (14-052-21)

Tax Increment Financing

24. The Bronzeville Tax Increment Financing Redevelopment Project Area and Plan Amendment No. 3. The TIF boundaries are, generally, bounded by 25th Street to the north, Cottage Grove and Lake Shore Drive to the east, the Dan Ryan Expressway and State Street to the west and 40th Street to the south. (14-071-21)
- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
1. A proposed plan for the Fulton Market area, roughly bounded by Hubbard Street, Halsted Street, Randolph Street and Ogden Avenue, to preserve the area's traditional employment base in manufacturing and food distribution and encourage growth in Chicago's first "innovation district" by promoting private sector technology-related jobs. Innovation districts are a relatively new type of business center that are attractive to companies that leverage technology to produce real and virtual goods. Innovation districts also possess traditional industrial and supportive services that offer urban vibrancy and authenticity that attract new economy companies. In this case, the Fulton Plan also recommends specific improvements that support the area's unique association with food. **Approved 10-0-1 with Alderman Burnett recusing himself, Yeas – Commissioners Camargo, Migala, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, and Cabrera**
 2. A proposed amendment to Planned Development No. 670 submitted by Alderman Walter Burnett and the Public Building Commission for the property generally located at 1034 North Wells Street. The applicant proposes to amend Planned Development No. 670 to remove the existing parking lot to allow an addition to Walter Payton High School. The project proposal includes the construction of a (4) four-story addition with classrooms and accessory ancillary educational uses. The subject property is improved by an existing High School building. **Approved 11-0-2 with Chairman Cabrera and Alderman Burnett recusing themselves. Yeas - Camargo, Migala, Mooney, Peterson, Moore, Scheinfeld, Scudiero, Searl, Shah, Sih, and Walker.**
 3. A Residential Business Planned Development application submitted by PMG LS Investments, LLC, for the property generally located at 2201-31 N. Milwaukee Ave. and 2142-58 N. Talman Ave. The applicant proposes to construct a six-story mixed-use building with 120 residential units, ground floor commercial space, and 60 off-street parking spaces. The site is currently zoned C1-1, Neighborhood Commercial District and the applicant proposes to rezone the site to a C1-3, Neighborhood Commercial District prior to establishing the Residential Business Planned Development. **Approved 13-0, Yeas – Burnett, Camargo, Migala, Mooney, Moore, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Walker and Cabrera.**
 4. A proposed technical amendment to Residential Business Planned Development No. 1229 for the property generally located at 200 – 214 North Michigan Avenue. The applicant, 200 North Michigan Owner LLC, proposes to revise the existing set of Floor Area Bonuses by eliminating the 1.44 FAR Upper Level Setback Bonus. The overall

Floor Area Ratio would be reduced from 21.63 to 20.19. **Approved 12-0, Yeas – Burnett, Camargo, Migala, Mooney, Peterson, Scheinfeld, Scudiero, Searl, Shah, Sih, Walker and Cabrera.**

5. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 642, submitted by 3153 Hudson LLC, for the property generally located at 3153 N. Hudson Avenue within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to expand an existing three unit residential building and add one dwelling unit to the building. The property is currently zoned RM-5 (Residential Multi-Unit District). **Approved 12-0-1 with Commissioner Scheinfeld recusing herself, Yeas – Burnett, Camargo, Migala, Mooney, Moore, Peterson, Scudiero, Searl, Shah, Sih, Walker and Cabrera.**

6. A proposal for a planned development, submitted by Lincoln and Roscoe LLC, for the property generally located at 3400-3408 North Lincoln Avenue. The applicant is proposing to construct a 36 dwelling unit building with approximately 6,000 square feet of retail space at the ground level, 8 parking stalls will be provided on site. The Applicant is requesting to rezone the property from B3-2 (Community Shopping District) to a B3-3 (Community Shopping District) and then to a Residential Business Planned Development. **Approved 10-1-1 with Commissioner Camargo recusing herself and Commissioner Migala abstaining, Yeas - Burnett, Mooney, Moore, Peterson, Scheinfeld, Scudiero, Searl, Sih, Walker and Cabrera.**

- E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: 3:20 PM